







109 Arlington Drive, Carshalton, SM5 2EU

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Offers over £425,000

WH WATSON HOMES
Estate Agents

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Located on Arlington Drive in the charming area of Carshalton, this delightful mid-terrace house, built in 1930, presents an excellent opportunity for those seeking a comfortable and well-appointed home. The property boasts two generously sized bedrooms, making it ideal for small families or professionals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The modern kitchen is both stylish and functional, providing ample space for culinary pursuits. The upstairs bathroom is a notable feature, designed with contemporary fittings to ensure convenience and comfort.

Additionally, the property includes a useful storage garage at the rear, which is perfect for keeping your belongings organised or for use as a workshop. Parking is available at the front, adding to the practicality of this lovely home.

Arlington Drive enjoys a convenient residential location in Carshalton, with a wide range of local shops, schools, parks and everyday amenities all within easy reach.

The open spaces of Dale Park Recreation Ground are close by, while Carshalton Village, with its popular selection of independent cafés, restaurants and local amenities, is also easily accessible.

For commuters, both Carshalton and Hackbridge stations are within convenient reach, providing regular direct services towards Clapham Junction, Balham, London Victoria and London Bridge. Families are particularly well catered for, with an excellent choice of schooling nearby, including 19 schools within approximately one mile of the property. A superb location combining strong transport links, green open space and excellent local amenities.

In summary, this well-presented home on Arlington Drive combines modern living with a prime location, making it a fantastic choice for anyone looking to settle in Carshalton.

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Accommodation
Double glazed front door with stain glass panels leading to
Entrance Lobby area with tiled flooring

Living Room
Double glazed bay window to front aspect, radiator , wood effect herringbone floor, lighting, under stairs storage area

Archway Leading to kitchen and Breakfast Room
Double glazed windows to rear aspect, double glazed door leading to garden, a range of fitted shaker style cupboards and drawers with further cupboards below, wooden effect counter tops, Belfast sink with brushed gold mixer tap, metro wall tiles, wood effect herringbone floor, built in electric cooker, fitted gas hob with extractor above, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine

LANDING

BEDROOM 1
Double glazed bay window to front aspect, radiator, carpets, lighting, built in cupboard

























BEDROOM 2
Double glazed window to rear aspect, radiator, carpets, lighting

BATHROOM
Obscure double glazed windows to rear aspect, three piece white bathroom suite comprising of enclosed bath with shower attachment, WC, hand basin, heated chrome towel rail, tile effect floor

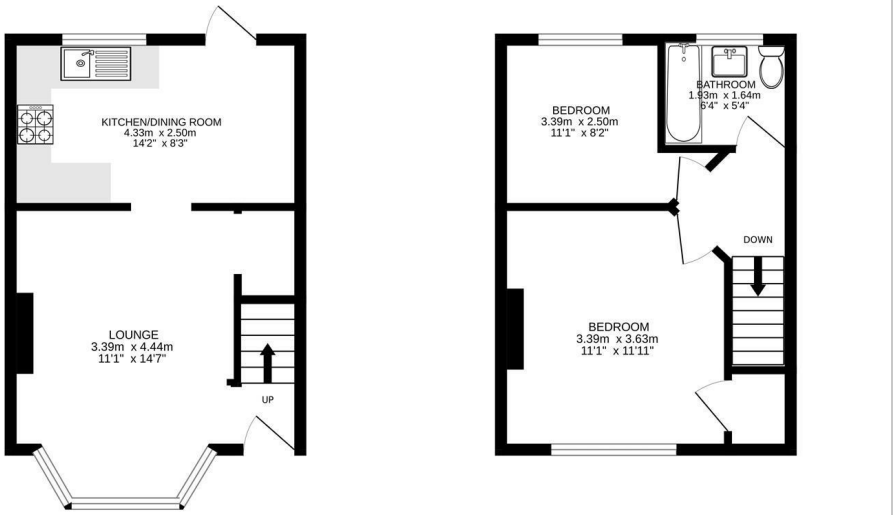
REAR GARDEN
Large rear garden mainly laid to lawn, patio area, plants and shrubs, outside tap, lighting

STORAGE GARAGE TO REAR

PARKING TO FRONT
Large newly paved driveway.

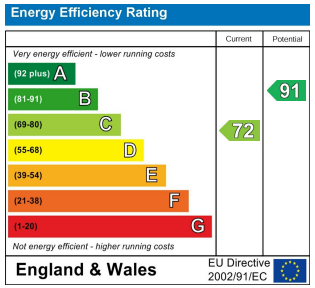
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Floor Plan



Additional Information

Vendors have owned the property since April 2022 (4.5 years)
Vendor is upsizing to find.
Glow-worm Flexicom 30CX combination condensing boiler / in the loft.
Built c.1935-1938
Off-street parking on drive
Shared access point - Back alley access (leads back round on to Arlington Dr)
Boundary is on the right.
New kitchen, bathroom, driveway since buying the property.
Integrated fridge freezer, oven and hob included in the sale.



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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58 Banstead Road, Surrey, SM5 3NL
Email: email@watsonhomesproperty.com Tel: 020 4537 3222
www.watsonhomesproperty.com

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